

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

80 FRENCH ROAD GREENVALE VIC 3059

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,160,000

&

\$1,240,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Land

Suburb

Greenvale

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

Address of comparable property	Price	Date of sale
9 LARAMIE STREET GREENVALE VIC 3059	\$1,195,000	29-Oct-23

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 13 March 2024

**9 LARAMIE STREET GREENVALE  
VIC 3059**

Sold Price

**\$1,195,000**

Sold Date

**29-Oct-23** 4 4 2

Distance

**1.24km**

RS = Recent sale

UN = Undisclosed Sale

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